Hunter’s Point South Parcel E RFP Addendum
RFP Issue Date: June 13, 2025
Pre-submission Conference Date: July 9, 2025

Addendum 1 Issue Date: July 25, 2025
Addendum 2 Issue Date: August 15, 2025

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A. Submission Instructions

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Enclosed are questions and answers that were sent to the RFP email address through August 8, 2025.

A. Submission Instructions

Intent to Submit

If you intend to submit a Proposal, please notify us at HuntersPointE@hpd.nyc.gov by August 22, 2025. Teams must notify us to receive a secure upload link to submit their Proposal. The email should include:

- The development entities involved.
- Who the main point of contact will be.
- Who to cc in all email communications (optional).

File Format

- HPD will be accepting electronic Submissions only for this RFP. Electronic signatures may be used.
- Please note that the upload site does not support uploading of folders. Respondents should submit the complete Submission in one PDF file and separate PDF files for each tab as well.
- All PDFs must be searchable. For each file that will be submitted, kindly use the following file name convention when possible: **Lead Development Team Member_Tab X.pdf**. Please limit file names to no more than 20 characters.

Asset Statements

If you do not wish to upload the Principals' asset statements using the secure upload link, you may mail a physical copy to the address below. If you choose to mail you asset statements, please provide an expected delivery date and carrier tracking number to the RFP email address.

ATTN: Tyler Tichenor
HPD Office of Neighborhood Strategies
100 Gold Street, 9-X67C
New York, NY 10038

B. Questions and Answers

General

1. **The timeline for construction to start can be 12-24 months after HPD's issuance of the negotiation letter to the developer. Is there a timeline to complete the project?**

   Per Section VI. Submission Content and Completeness of the RFP, the development schedule should assume construction commencement at least 24-48 months from the date of the Negotiation Letter. Respondents should propose an expeditious and realistic timeline for completion of the Project.

2. **Is there an HPD preference to phase either the fully income-restricted or MIMI building before the other?**

   Respondents should propose a phasing sequence and are invited to provide a rationale for their selected sequence.

Zoning, Land Use, and Development Rights

3. **In the context of ZR 32-321(a)(6) and 55th Avenue being classified a Tier B Street, should the linear park façade be considered a Tier B street?**

   Respondents should adhere to the regulations of the Zoning Resolution as they apply to the Site, including ZR 32-30 where applicable.

4. **Can HPD please confirm if our understanding of the RFP and ZR is correct, that neither MIH nor UAP zoning requirements are required here?**

   The Site is not located in a Mandatory Inclusionary Housing (MIH) area and therefore MIH requirements do not apply. Because the Site is not located in an MIH area, Respondents may propose utilizing the Universal Affordability Preference (UAP) so long as the proposed Project meets the requirements for UAP in the Zoning Resolution.

Residential Program

5. **In the MIMI building, are affordable units and market units required to have the same proportionate mix of bedrooms?**

   Yes, the affordable units and the market units should have generally the same proportionate mix of bedrooms. Respondents are reminded to reference the unit mix proportions specified in the MIMI Program Summary (Appendix F): Projects are suggested to have a minimum of 15% one-bedroom, a minimum of 30% two-bedroom or larger, and a maximum of 25% studio units.

6. **Given that market units are often larger than the unit sizes prescribed by the HPD design guidelines, can the market rate units in the MIMI building be sized larger than the affordable units?**

   The market rate units in the MIMI building are not required to adhere to HPD Design Guidelines and may be larger. Respondents are required to meet the unit and floor area distributions as applicable under the MIMI Program Summary (Appendix F), the Article XI tax exemption program, and the applicable zoning regulations.

7. **Do the market rate units in the MIMI building need to be evenly distributed across all floors in the building? Or can they be allocated to higher floors to increase rental yields and improve cross-subsidization?**

   Per the MIMI Program Summary (Appendix F), affordable units must be distributed throughout the project vertically and horizontally.

Non-Residential Program

8. **Can you explain the rationale behind the 8,900 sq ft community facility limit? Are Respondents allowed to propose community facility spaces in excess of 8,900 square feet? If there is a specific rule or requirement prohibiting community facilities in excess of 8,900 square feet, what would be the process to allow such a facility?**

   The City Council approved an Urban Development Action Area Project (UDAAP) that details the current plans for the Hunter's Point South area, including targets for residential, retail, and community facility space. Under that approval, approximately 8,900 square feet of community facility space remain available for development. Respondents should comply with the Project Snapshot of the RFP and may propose community facility uses with a total gross floor area of up to approximately 8,900 square feet.

Finance

9. **Are applicants required to adhere to the M&O guidelines supplied with Appendix D, or are deviations from these expenses permitted?**

   Submissions should follow the underwriting assumptions included in the Financial Assumptions (Appendix D), including the Maintenance and Operations standards.

10. **The regulatory term is 60 years. Does this mean the waterfront maintenance fund, and operations, including leasing, and maintenance are to be carried out for a minimum of 60 years?**

    The purpose of this Request, Respondents should include the required contributions, including the annual growth rate, to the waterfront park maintenance and operating fund in the operating budget for the duration of any proposed tax exemption for the Project but in case less than 40 years. Respondents are advised that the required term may be longer and will be confirmed with HPD and Parks during the development phase.

11. **Can we include brownfield tax credits in our sources for this RFP proposal?**

    Respondents should not assume Brownfield Tax Credits for the purposes of this Request.

12. **For the financing proposal and cost estimate, should teams present costs and revenues in today's dollars, or include estimated escalation to the proposed closing date?**

    Respondents should present costs and revenues in today's dollars.

13. **For the financing proposal, should teams include an expected appraised value of the site as an acquisition use, and the enforcement note & mortgage as a corresponding source, or just include the $1.00 nominal disposition value?**

    Respondents should just show the $1 nominal disposition value in financial proposals.

14. **Will HDC consider providing construction and/or permanent debt financing for a MIMI execution?**

    For the purpose of this Request, Respondents should not assume tax-exempt bond financing for a MIMI execution.

15. **For the 100% income-restricted building, should respondents still submit models assuming the 50% test, or should models be adjusted to assume a 25% test for 4% LIHTC eligibility? If so, should respondents update the MIMI financing assumptions to allow for LIHTC as well?**

    For financial proposals with 4% LIHTC, Respondents should submit models assuming a 25% test. For MIMI phases, the financing proposal should not include LIHTC at this time.

16. **Regarding LIHTC, should we incorporate the recent federal change of the lowering of the 50% test to 25%? Does HPD have any guidance on construction sources to fill the gap created by loss of Tax Exempt Bonds?**

    For financial proposals with 4% LIHTC, Respondents should submit models assuming a 25% test. If a gap is created by this change, Respondents should propose construction sources to fill the gap.

17. **The 2025 Qualified Action Plan details eligible basis per unit limits for 4% and 9% deals, but also allows for the HPD Commissioner to waive the limit. For the purposes of the RFP model, are we limited to the maximums in the QAP for 4% LIHTC, or can we propose a higher tax credit amount?**

    Respondents are permitted to submit underwriting proposals that exceed the $500,000 eligible basis cap for 4% LIHTC, but Respondents should explain why the basis cap is exceeded and how they might reduce costs further. 9% LIHTC proposals should not exceed the eligible basis cap. All Proposals will be reviewed for overall efficient utilization of financing resources.

18. **For phasing purposes, can HPD confirm if it is feasible to simultaneously close on the construction financing for a 4% LIHTC NCF deal and a MIMI deal?**

    Respondents should not assume simultaneous closing of distinct phases.

19. **Exh D_Financial Assumptions provides the guidance to not use negative arbitrage. At the same time, the financing proposal assumes that the LT/ST bonds are structured as a draw down loan. Given this, can you confirm whether the LT/ST bonds should be considered 100% outstanding at construction loan closing?**

    Respondents should assume Long-term and Short-term bonds are 100% outstanding at construction loan closing.

Design

20. **Would modular construction be considered for this project?**

    Yes, Respondents may propose modular construction. Respondents should clarify unusual or uncommon design approaches in their Proposals and explain the benefits to the Project.

21. **Are emergency egresses permitted onto the linear park along 55th avenue? Can means of egress in excess of the number required by zoning be permitted onto the linear park?**

    No required means of egress will be permitted along the Site's northern boundary onto the linear park. Respondents may propose other means of non-required egress so long as they comply with all requirements of the Zoning Resolution, Building Code, and all other applicable laws, regulations, and ordinances of all Federal, State, and City authorities having jurisdiction.